Notice of decision – Demolition of an existing concrete batching plant, Bridge Road, Glebe

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	Development Application
Application number and project name	DA 9449 Demolition of an existing concrete batching plant, Bridge Road, Glebe
Applicant	Hanson Construction Materials Pty Ltd
Consent Authority	Minister for Planning

Decision

The Director under delegation from the Minister for Planning has, under s.4.16 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available at the following link

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9449

A copy of the Department of Planning and Environment's Assessment Report is available at the following link.

http://www.majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=9449

Date of decision

19 December 2018

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report;
- the prescribed matters under the *Environmental Planning and Assessment Regulation 2000*;
- the objects of the Act;
- all information submitted to the Department during the assessment of the development application;
- the findings and recommendations in the Department's Assessment Report; and
- the views of the community about the project (see Attachment 1)

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- The proposed demolition is permissible with development consent under the State Regional Environmental Plan No 26 – City West.
- The impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards. These include noise and vibration, air quality and traffic.
- The issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent:
- Weighing all relevant considerations, the project is in the public interest.

- **Attachment 1 – Consideration of Community Views**

The Department exhibited the Development Application for the project, including the Statement of Environmental Effects from 12 July 2018 until 8 August 2018 (28 days) and received seven submissions, none in the form of an objection, including comments from City of Sydney Council and two public submissions.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include noise and vibration, air quality and traffic and access. Other issues are addressed in detail in the Department's Assessment Report.

Issue	*Consideration*
• Noise	• The Department requested a Noise Management Plan (NMP) to address potential noise impacts and noise mitigation and monitoring procedures. The Applicant provided a NMP, of which has been addressed in **Section 6.1** of the Secretary's Environmental Assessment Report. • The Department considers potential noise impacts can be suitably managed through conditions of consent. *Recommended conditions* • Preparation of a Demolition Noise & Vibration Management Plan (DNVMP) consistent with the NMP. • Preparation of a Community Communication Strategy to facilitate communication between the Applicant and effected landowners. • Noisy activities including rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: Monday to Friday: 9 am to 12 pm and 2pm to 5pm • Saturday: 9am to 12 pm
• Air quality, dust and pollution	• The Department requested additional information regarding air pollution and dust management procedures. The Applicant provided an Air Quality Management Plan (AQMP), addressed in **Section 6.2** of the report. • The Department is satisfied that air quality can be effectively managed through conditions of consent. *Recommended conditions* • Works are to be carried out in accordance with the dust management recommendations contained within the AQMP and air pollution monitoring.
• Demolition hours	• The hours for demolition works will be consistent with the City's standard hours for works within non CBD sites. *Recommended conditions* • The hours for demolition works are as follows: Monday to Friday: 7.30 am to 5.30 pm Saturday: 7.30 am to 3.30 pm Sundays and Public Holidays: No works.

• Demolition impacts on pedestrians and bicycle users	• The Department has considered the potential impacts of the demolition works on pedestrians and cyclists as addressed in **Section 6.3** of the report. • The Department considers these impacts can be suitably managed through recommended conditions of consent. *Recommended conditions* • The Bridge Road footpath is to remain unobstructed at all times during works. • Trucks are to enter and exit the site in a forward direction. • Preparation of a Demolition Pedestrian Bicycle Traffic Management Plan.
• Further assessment of the Hanson Heidelberg Cement Wharf prior to any construction works	• The Department has noted this and considers this can be addressed in any future development applications for construction works on the site.
• Protection of surrounding area	• The Department considers the protection of the surrounding area, including the public domain and residential development at 84-86 Wentworth park Road can be suitably managed through conditions of consent *Recommended conditions* • Preparation of a dilapidation report for the adjoining public domain areas is required prior to the commencement of demolition. • Preparation of a damage deposit is required to be paid to Council prior to the commencement of demolition. • Street trees are to be protected in accordance with AS4970-2009 Protection of tress on development sites.
• Vibration	• The Department has considered the vibration impacts associated with the development in **Section 6.1** of the report. • The Department considers any vibration impacts can be adequately minimised and managed subject to conditions of consent. *Recommended conditions* • Preparation of a Demolition Noise and Vibration Management Plan consistent with the NMP. • Preparation of a Community Communication Strategy. • Vibration caused by demolition at any residence or structure outside the subject site must be limited to: ○ for structural damage vibration to buildings (excluding heritage buildings), British Standard BS 7385 Part 2-1993 Evaluation and Measurement for Vibration in Buildings; and

	• for human exposure to vibration, the evaluation criteria presented in British Standard BS 6472- Guide to Evaluate Human Exposure to Vibration in Buildings (1Hz to 80Hz) for low probability of adverse comment.
• Drainage blockages and flooding	• The Department is satisfied the measures provided in the Demolition Management Plan, including sediment erosion controls will prevent any pipe blockages. *Recommended conditions* • Preparation of a Sediment Erosion Control Plan.
• Future use of the site	• The future use of the site is not within the scope of this application.